



Unit C2

4454 Warm Springs Road
Columbus, Georgia 31909

Property Highlights

- +/- 900 SF office within unit
- 2 dock doors
- 3 restrooms
- Fresh paint, LED lighting and new flooring

Property Overview

This is a +/- 7500 SF warehouse space. The space also includes a +/- 900 SF office, 2 dock doors, 3 restrooms, fresh paint, LED lighting and new flooring.

This property is located less than one mile from Manchester Expressway/ Atl 27, and less than 3 miles from the Columbus Airport. Zoned General Commercial use.

Offering Summary

Lease Rate:	\$5,000.00 per month (MG)
Building Size:	31,597 SF
Available SF:	7,500 SF
Lot Size:	3.85 Acres

For More Information

Rem Brady

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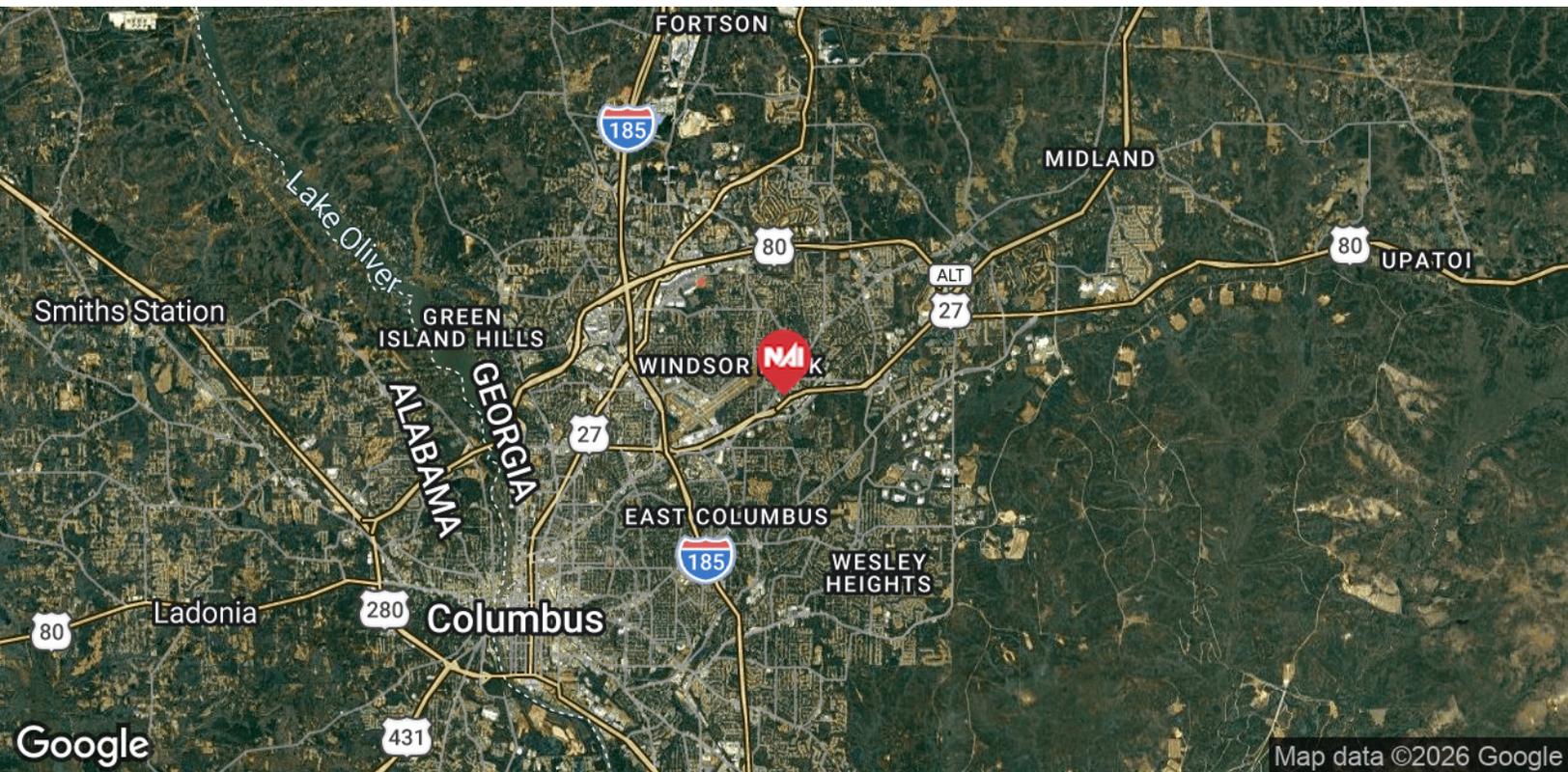
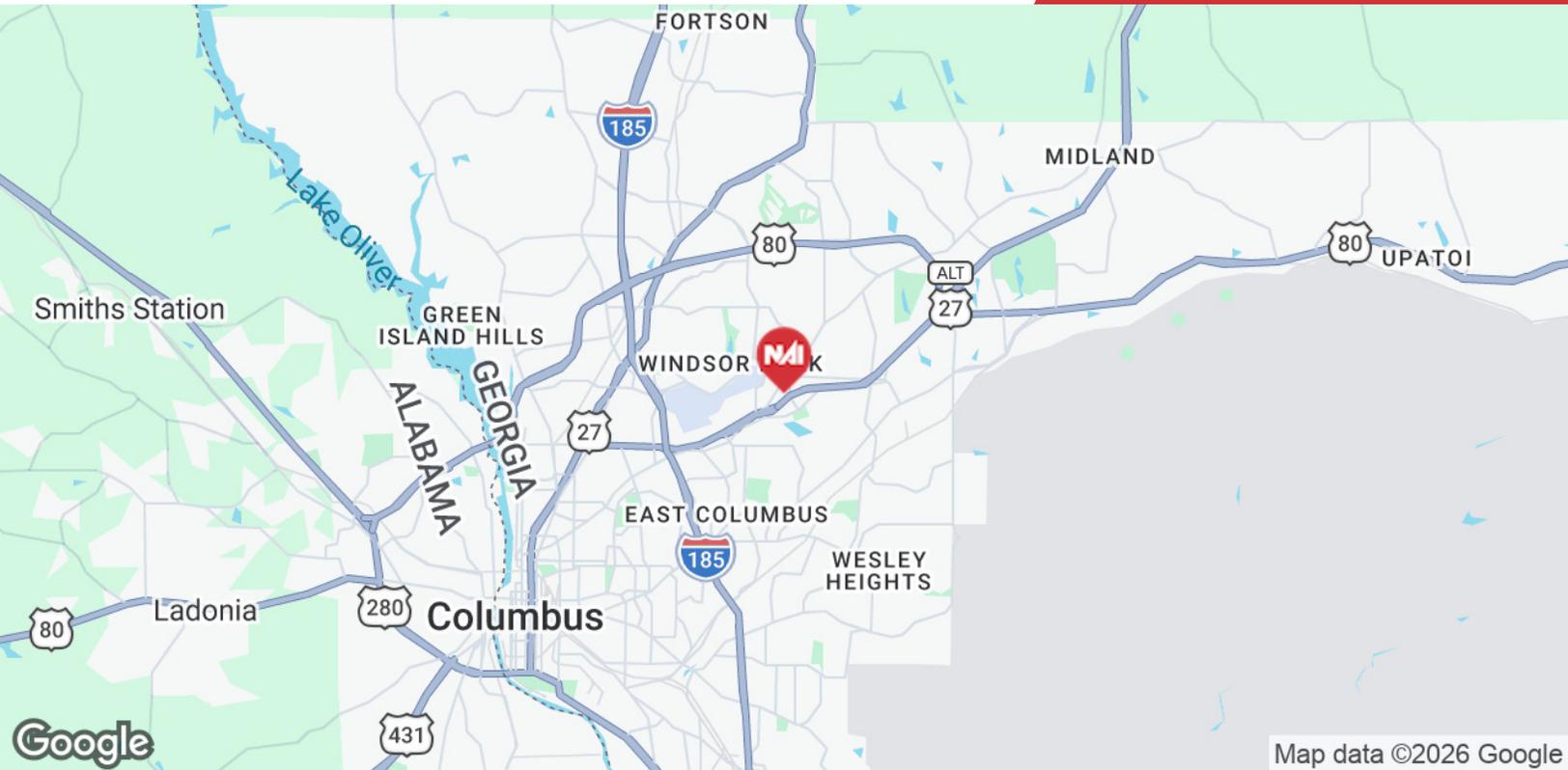
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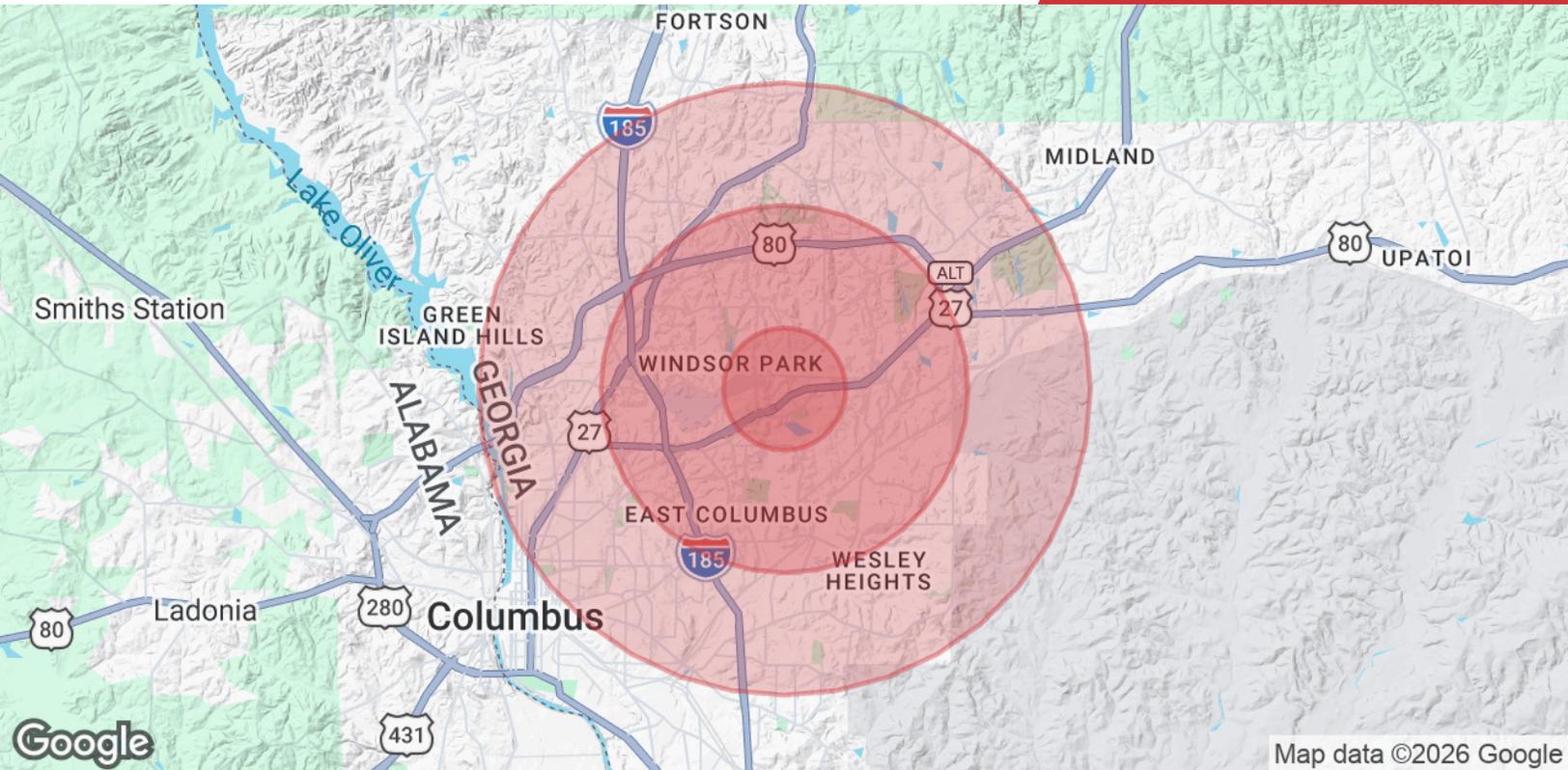
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,825	52,240	133,558
Average Age	37.9	36.0	36.2
Average Age (Male)	36.4	35.4	34.9
Average Age (Female)	39.6	37.0	38.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,088	21,792	54,733
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$59,866	\$60,157	\$58,290
Average House Value	\$144,160	\$153,928	\$145,773

2020 American Community Survey (ACS)